



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

PLANNING BOARD MEETING MINUTES

July 21, 2020 – 6:30 p.m. – Virtual Meeting

AGENDA ITEM

1. TIME STAMP 0:00

Call to Order

Chairman John Jones called the meeting to order at 6:31pm.

2. Determine Quorum

Chairman Jones determined a quorum was present.

Present: Chairman John Jones

Present Virtually: Vice-Chair Kelly Cates, Paul Cappiello, Malinda Daniel, Mark Petersen, Michael Lavelle, Councilman Bob Marcolese (Council Liaison)

Absent:

Staff Present: Rohit Ammanamanchi, Austin W. Yow

Staff Present Virtually: Christina Amos

3. Adoption of the Agenda

Chairman Jones added a new item “Updates that Will Affect the Planning Board” (#3) under items of discussion.

MOTION: Chairman Jones made a motion to adopt the agenda as amended. Malinda Daniel seconded the motion

VOTE: The vote passed unanimously.

4. Adoption of the Meeting Minutes for: 6/16/2020

MOTION: Mark Petersen made a motion to adopt the minutes as presented. Vice-Chair Cates seconded the motion.

VOTE: The vote passed unanimously.

5. Public Comment Period

There were no public comments.

ITEMS OF DISCUSSION

1. TIME STAMP 5:05

Discussion of CUP #20-12459

Mr. Ammanamanchi, the Village Planner led discussion of the Conditional Use Permit application for the construction of a pool at 509 Wyndham Lane in a rear yard that abuts a side yard of a neighbor. The proposed pool would be 50 feet from the property line and has tree coverage already. Trees along property line will be removed to place a new fence. The applicant has pledged to plant 22 trees to ensure compliance with the required 90% opacity.

The Board, by unanimous consent, allowed public comments.

Chairman Jones read a written statement from Mike Gilboy, Wyndham Hall HOA President:

“Good Evening Planning Board Members,

My name is Mike Gilboy, and I am the HOA President of Wyndham Hall neighborhood where the Poor’s are trying to build a pool. Our HOA board walked the entire property with the potential pool builder Dennis on the evening of June 9th. Dennis explained to our board what he and the Poor’s were trying to do in terms of their pool and landscaping. Our board made a few requirements to him, 1. the project could not make any major changes without out the re-approval of our board. 2. And most important, he needed to have screening from the two abutting lots. “you need to screen these lots like you would want if you lived in one of these homes.” 3. The pool equipment could not be visible from the street or by any homeowner, so the pool equipment will be covered.

We as a board also made it clear of a few other important things, drainage could not become worse, and the landscaping needed to be clean and neat. Dennis, explained to us, that the drainage would get better, since the water landing in the pool would not run anywhere and water landing on the pool deck would run into the pool. Dennis also explained to us that the landscaping on the property line would be improved and kept neat. The Poor's had talked about moving their fence to make this a non-issue and keeping the landscaping easier to maintain. Lastly, our board asked that the job site be kept as neat as possible to minimize the disruption to others.

Our HOA was very satisfied with all the answers we received and unanimously approved the project. Our board takes the stance that if homeowners are trying to improve their homes and their home values, we are all in favor of it. We have seen other work that the pool builder has done, and his work is very impressive and will 100% increase the home value of this home.

Thank you."

The side yard neighbor, Jennifer Barbara, resident of 609 Appomattox Drive, voiced opposition to the CUP in an email to the Planner, but did not speak at the meeting or provide a written statement to the Clerk. Her opposition focused on potential drainage from the pool into the nearby creek, as well as the current maintenance of the tree coverage. The applicant plans to address the maintenance of the tree coverage by relocating the fence and planting new trees. The contractor plans to construct the pool so that it drains towards the pool.

Chairman Jones clarified to the Board that only the Council's proceedings on CUPs are considered quasi-judicial hearings.

The Board, by unanimous consent, allowed James Woodward, resident of 513 Wyndham Lane and immediate neighbor of applicant to speak. Mr. Woodward voiced support of the applicant's CUP.

MOTION: Mark Petersen made a motion to recommend CUP #20-12459 to Council for approval, subject to compliance with regulations on screening of the pool and of the equipment. Michael Lavelle seconded the motion.

VOTE: The motion passed unanimously.

2. TIME STAMP 33:30

Discussion of CUP #20-12469

Mr. Ammanamanchi led discussion of the Conditional Use Permit application #20-12469 for the construction of a pool at 240 Walkers Bluff Court in a rear yard that abuts a side yard of a neighbor. The trees along the property line are compliant with the 90% opacity regulation. The applicant received approval from the Tullamore HOA. Neighbors of the applicant did not provide any comments, but the applicant claims to have received verbal approval from his neighbor.

The Board, by unanimous consent, allowed applicant, Nag Hanumanthan to speak. Mr. Hanumanthan clarified that the tree coverage shown on Google Earth/Street View are not recent photos and that the coverage is compliant.

MOTION: Michael Lavelle made a motion to recommend CUP #20-12469 to Council for approval. Vice-Chair Cates seconded the motion.

VOTE: The motion passed unanimously.

3. TIME STAMP 42:30

Updates that Will Affect the Planning Board

Chairman Jones notified the Board that Council removed Christopher Smith from the Planning Board. Austin Yow, Village Clerk & Assistant to the Administrator, clarified that an applicant to fill the vacancy will be considered by Council at their Work Session on July 30. Chairman Jones notified the Board of Council's desire to hold a town hall event in the fall. Mr. Ammanamanchi explained that Council desires to provide residents with an open forum to have their questions answered directly by Council, board members, and staff. Christina Amos, Village Administrator, clarified that the proposed town hall would likely be held in September.

4. TIME STAMP 49:15

Discussion of Council and PR&G Board Comments of the Land Use Plan

Council and the Parks, Recreation, and Greenways (PRG) Board reviewed the Land Use Plan (LUP) at previous meetings and provided comments and requested revisions. *(See attached document, which is hereby incorporated as reference into these minutes.)* Mr. Ammanamanchi reviewed the comments and requested revisions from Council and the PRG Board with the Planning Board. The Board discussed this item in depth. The Board asked Mr. Ammanamanchi to make a number of revisions to the LUP, including updating vision and mission statements, including information on utilities, and removing references to "second floor residential uses over first floor businesses" and any specific commercial uses under permitted uses for Village Center Development.

5. **TIME STAMP 1:40:30**

Discussion of Future Land Use Map

Mr. Ammanamanchi led discussion over the aesthetics of the data displayed in the Future Land Use Map and asked for feedback from the Board. The Board discussed this item in-depth, emphasizing the importance of reducing confusion over what will compose the Village Center.

6. **TIME STAMP 1:57:10**

Discussion of Public Input Meetings for the Land Use Plan

Chairman Jones explained why having public input meetings would be beneficial to the community. After Council approved of the idea at their previous meeting, initial dates were proposed. The Board debated the logistics of having such meetings safely during the COVID-19 health crisis. The Board also debated the merits over holding such meetings, considering past measures to involve the community in the creation of the Land Use Plan. The Board ultimately decided not to move forward with additional public input meetings at this time.

7. **TIME STAMP 2:28:45**

Discussion of Village Center District Timeline and Next Steps

Mr. Ammanamanchi provided the Board with an explanation of the next steps in the process of preparing for development of the Village Center. *(See attached document, which is hereby incorporated as reference into these minutes.)*

Mr. Ammanamanchi will distribute a report on the development of the Village Center completed by the Construction Professionals Network Institute (CPNI) to the Board once received.

8. **TIME STAMP 2:39:20**

Updates on 2050 Comprehensive Plan, Lessened Requirements for Municipalities to Adopt a Comprehensive Plan, and Immediate Effectiveness of 160D

Mr. Ammanamanchi discussed the development of the Comprehensive Plan, which the State of North Carolina no longer requires the Village to have. Mr. Ammanamanchi discussed a now scaled back comprehensive plan with Board in depth. The consensus of the Board was to not include the scaled back Comprehensive Plan into the Land Use Plan, but to include the Parks & Greenways Network Map and the Future Land Use Map and a short description of each.

9. **TIME STAMP 3:03:15**

Update on Code Reorganization Project

Mr. Ammanamanchi discussed the ongoing code reorganization project and the transition to the new code host. He emphasized the ease of use of the host's system and how well the reorganization addressed the many redundancies in the code. Mr. Ammanamanchi will display the new system at the next Planning Board Meeting.

AGENDA ITEMS

1. **TIME STAMP 3:07:00**

Review of Action Items

- Mr. Ammanamanchi will complete revisions to the Land Use Plan, including grammatical errors, but also:
 - Mr. Ammanamanchi will create and include a table on utilities in the Land Use Plan.
 - Mr. Ammanamanchi will update map graphics and mission and vision statements.
 - Mr. Ammanamanchi will remove references to "second floor residential over first floor commercial" and specific commercial uses.
- Mr. Ammanamanchi will distribute copies of the CPNI report to the Board upon receipt.
- Mr. Ammanamanchi will present a demonstration of the new coding system to the Board at the next meeting.
- Mr. Ammanamanchi and Mr. Yow will send out the required public notices for the two CUPs, once Council calls for the public hearings at their July 30th work session.

2. **TIME STAMP 3:09:15**

Board Member Comments

Chairman John Jones: Thanked everyone for their hard work on the Land Use Plan.

Vice-Chairwoman Kelly Cates: Welcomed Austin Yow, the new Clerk.

Mark Petersen: Welcomed Mr. Yow.

Paul Cappiello: Welcomed Mr. Yow.

Michael Lavelle: Welcomed Mr. Yow.

Malinda Daniel: Welcomed Mr. Yow

ADJOURNMENT

MOTION: Mark Petersen made a motion to adjourn the meeting at 9:42pm.

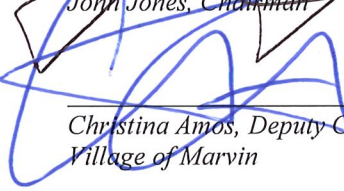
VOTE: The vote passed unanimously.

Adopted: _____

8-18-20



John Jones, Chairman



Christina Amos, Deputy Clerk
Village of Marvin



Village of Marvin

2020 LAND USE PLAN



Village of Marvin
LAND USE PLAN 2020

Acknowledgments



LAND USE PLAN 2020



Village of Marvin

VILLAGE COUNCIL

Joe Pollino, Mayor
Kim Vandenburg, Mayor Pro Tem
Bob Marcolese, Council Member
Jamie Lein, Council Member
Andy Wortman, Council Member

PLANNING BOARD

John Jones, Chairman
Kelly Cates, Vice-Chairwoman
Mark Petersen
Michael Lavelle
Paul Cappiello
Malinda N. Daniel

PARKS, RECREATION & GREENWAY BOARD

John Baresich, Chairman
Kristyna Culp, Vice-Chairwoman
Bob Nunnenkamp

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1.0 EXECUTIVE SUMMARY & INTRODUCTION



1.0 EXECUTIVE SUMMARY

Overview



Mares Festival (Different Pic?)

FOREWORD: The Village of Marvin is a unique place in Union County, given its semi-rural character, quiet neighborhoods, agricultural lands and open spaces. At the same time, it is situated in close proximity to Charlotte-Mecklenburg's greater metropolitan area, which provides access to entertainment, arts, and amenities one would typically find in progressive, metropolitan areas.

The land use plan represents a series of policies and objectives the Village has enacted to preserve and protect Marvin's treasured characteristics, while simultaneously responding to the ever-increasing demands for growth.

PURPOSE: The Village of Marvin Land Use Plan is used to guide rezoning, planning and capital investment decisions and sets policy directives for officials, staff and other parties concerned with future development.

The plan provides guidance for producing desirable land use patterns, uses, densities. It aims to ensure future development will add to the overall quality and uniqueness of the community, and builds upon the existing foundation that defines Marvin. The Core Planning Policies and Goals, in Section 4.0 of this plan, should be considered prior to making decisions at all scales and levels of development.

SCOPE: In large part, public input revealed a desire to maintain the current pattern of development, with a few exceptions. The result is a Land Use Plan that provides some new, yet moderate visions for Marvin's Village Center, coupled with re-commitment to current, rural inspired patterns of development in most other areas of Marvin.

METHODOLOGY: In accord with public input, this update of the Land Use Plan builds upon the principles of the 2004 inaugural Land Use Plan. It considers priorities communicated through public feedback, and incorporates findings from other municipal studies, to formulate a comprehensive set of directives for future Village land use. Visions and principles; reinstituted, or new, were then forged through further discussion, deliberation and the hard work of dedicated citizens, volunteers, staff and officials.

1.0 EXECUTIVE SUMMARY

Reasons to Plan

♦ A good plan reflects citizen input, considers varied interests and objective data. The culmination of these considerations formulates a plan with a vision supported by concrete policies and discrete goals. Good land use plans make decision-making easier and less politically fueled.

♦ A good plan ensures a municipality can provide services; like zoning, environmental protection; public amenities, basic maintenance, and access to county and state services; in a manner that meets community needs, with the most effective and efficient structures possible.

♦ A clearly articulated plan forms the basis of a community's future vision. Without it, regulatory controls and decisions can be challenged as arbitrary. The function of the plan is reinforced by provisions in North Carolina Statutes which require a comprehensive land use plan and municipal officials to evaluate land planning decisions against policies delineated in an adopted plan. N.C.G.S. §160D-701*, entitled Purposes, effectively conveys this premise and is summarized provided below for important reference:



Carolina Box Turtle

In accord with N.C.G.S. §160D-701*, entitled Purposes, zoning regulations shall be made in accordance with a comprehensive plan.

Planning Board Recommendations

1. The planning board shall advise and comment on whether the proposed amendment is:

- ♦ Consistent with an adopted comprehensive plan
- ♦ Consistent with any other officially adopted plan that is applicable.

2. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters deemed appropriate by the planning board. Zoning regulations shall be designed to promote the public health, safety, and general welfare. Regulations may address, among other things, the following public purposes:

- ♦ The provision of adequate light and air;
- ♦ The prevention of overcrowding of land;
- ♦ Undue concentration of population;
- ♦ A reduction of congestion in the streets;
- ♦ Secure safety from fire, panic, and dangers;
- ♦ The facilitation of efficient and adequate provisions for transportation, water, sewerage, schools, parks, and other public requirements.

3. The regulations shall be made with reasonable consideration, among other things, as to:

- ♦ The character of the district, and
- ♦ The district's particular suitability for certain land uses
- ♦ A view to conserving the value of historic buildings
- ♦ A view to encouraging the most appropriate use of land

Council Actions

1. When adopting or rejecting any zoning amendment, the governing board shall approve a statement describing whether its action is:

- ♦ Consistent with an adopted comprehensive plan
- ♦ Consistent with any other officially adopted plan that is applicable.

2. The Council shall also briefly explain why it considers the action taken to be reasonable and in the public interest.



North Carolina Chestnut Warbler



Banks Presbyterian Church

*NC G.S. 160D is a reorganization of the State Statute NC G.S. 160A that gives municipalities the authority to enforce planning and zoning and will take effect on June 19, 2020.

1.0 EXECUTIVE SUMMARY

Vision Statement



Equestrian, Rural Heritage in
Marvin's Rural Character Areas

"The Village of Marvin seeks to become a uniquely identifiable, low-density Village that preserves a rural character and primarily consists of quality, family-friendly residential neighborhoods interspersed with large areas of preserved open space, trees and greenways. The preservation of open space, stands of trees and expansive views along thoroughfares shall help to maintain and reflect the Village's rural character and heritage. Complimenting these areas and located in designated portions of the Village could be a limited and regulated volume of neighborhood-scale commercial facilities designed to engage and encourage pedestrian activity. In all land use practices, Marvin seeks to remain cognizant of environmentally sensitive lands, the need for adequate infrastructure and public facilities, and strive for responsible development, policy and review."

-- Reliant on Land Use Principles in the Inaugural Land Use Plan of 2004

Replace with New Vision Statement and Mission Statement

Core Planning Policies

To ensure future development adds to the overall quality and uniqueness of the community, the Land Use Plan is centered upon eight core land use policies, **elaborated in Chapter 5:**



A. Maintain Land Use Patterns Through Land Use Planning Policies, Goals and Codes



B. Promote Marvin's Historical Identity and Cultivate a Sense of Place and Community



C. Preserve Marvin's Attractive, Low-Density, Family-Oriented Neighborhoods



D. Facilitate a Uniquely Identifiable Village Center that Fosters Marvin's Heritage



E. Consider Limited Attractive, Pedestrian-Oriented, Neighborhood-Scaled Commercial Development



F. Expand and Maintain Our Network of Pedestrian Travelways, Parks, Recreation & Greenspace



G. Maintain Commitment to Sustainable Practices and Preservation of the Natural Environment



H. Improve Transportation Networks, Local Streets, Infrastructure and Commuter Conditions

1.0 EXECUTIVE SUMMARY

Future Land Use Designations

The community's vision is further defined by Land Use designations that play a key role in guiding future development and land use policy decisions. These Future Land Use designations are supported by the policy guidelines in the Marvin Code and in sections of this plan.

List of Future Land Use Designations:

- R: Marvin Residential. Marvin's traditional maximum housing density of 1-lot-per-acre
- RUC: Marvin Residential Union County. Residential areas incorporated after construction with smaller lots and greater density than Marvin's R Zoning
- VCD: Future Village Center District Zoning or Overlay District
- I-CD: Individual Conditional District. Amber Meadows, Courtyards at Marvin, and Marvin Gardens. Age restricted patio homes with small setbacks and, in the case of Marvin Gardens, a commercial complex.
- CC-CD: Commercial Corridor-Conditional District. Potential Conditional Commercial Development along Providence Road.
- ETJ R-40: Residential Properties in Marvin's ETJ to be regulated under Marvin's RUC Zoning
- ETJ B: Commercial Properties in Marvin's ETJ to be regulated under Marvin's B Zoning

Supplemental Recommendations

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FIG. 01: NEW PICS HERE

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FIG. 02: NEW PICS HERE

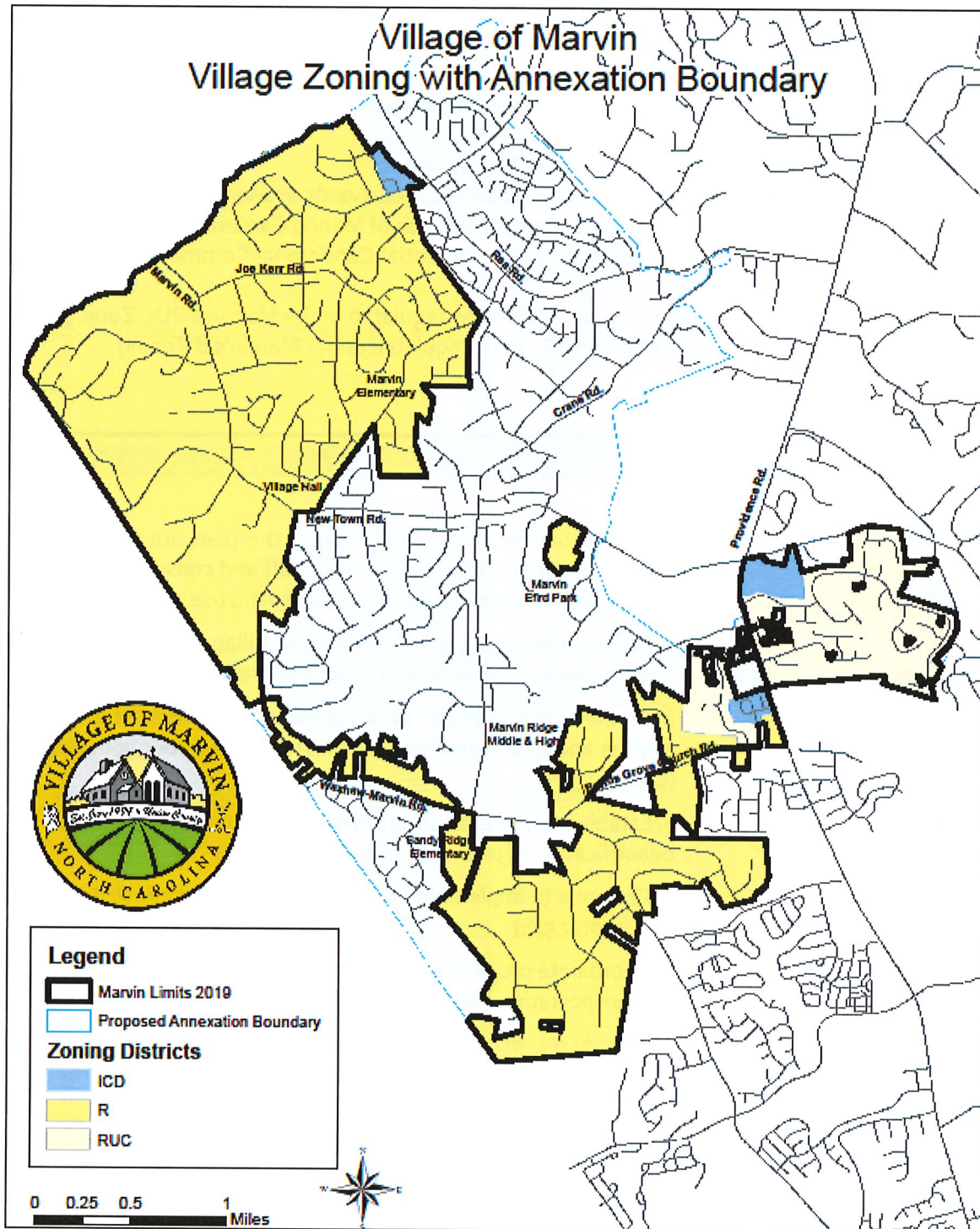
Among the recommendations imparted by this plan, are some supplemental recommendations provided by Planning staff and consultants. The following studies and projects would support multiple land use goals.

1. Facilitate the creation of a Mixed-Use Village Center, on New Town Road between Marvin School Road and Marvin Road (Chapter 5.D)
2. Create a Village-Wide Traffic Calming Plan to install traffic calming devices and pedestrian-friendly infrastructure throughout the Village (Chapter 5.H)
3. Establish a branding program for Village gateways and the beautification of public areas and local streets
4. Continue to Implement regulations which promote sustainability (Chapter 5.G)
5. Coordinate projects with CRTPO and their Comprehensive Transportation Plan (CTP) (Chapter 5.H)
6. Identify sub-planning areas beyond the Village's corporate limits, in Marvin's sphere of influence, including establishing an Extra-Territorial Jurisdiction (ETJ)
7. Conduct a full inventory of all heritage homes in the Village and classify their architectural characteristics.
8. Continue to invest in greenway development and connectivity through capital projects.

1.0 EXECUTIVE SUMMARY

INSERT CURRENT LIMITS, ZONING, AND ANNEXATION AREA BOUNDARY MAP HERE

Sp Zoning, Boundary. Add Zoning Layer, Delete sub title at very bottom, make sure zones are in legend and adjust logo, annex bdy a little lighter



1.0 EXECUTIVE SUMMARY

Public Priorities

Identifying resident priorities helped to forge and refine the Land Use Plan Vision, core policies and goals. Many of the recommendations of this plan were crafted to address issues resident data revealed to be of primary importance.

DATA: Resident priorities were deduced directly and indirectly through input provided in the comprehensive Resident Survey, public workshops and public comment opportunities in open meetings. Most significantly, a substantive volume of free-form, open-ended response data was provided through the Resident Survey (333 households).

METHODOLOGY: Creating rules for conservative categorization and assessment made it possible to assess the degree to which certain sentiments emerged, and then reoccurred, across open-response and multiple response data. The more often a sentiment reoccurred, the higher the rise in priority-level status.

RESULT: Qualitative and quantitative assessment of the resident survey revealed 10 public priorities that arose throughout the questions and open-ended comments. The following public priorities were most frequently expressed and identified in an approximate order of importance:

Public Input: Analysis

- 1 Keep Current Development Patterns, Resist Impactful Development Changes
 - 2 Improve Traffic Conditions and Implement Traffic Calming Measures
 - 3 Increase Pedestrian Safety and Connectivity
 - 4 Ensure Development is Thoughtful and Positively Impacts the Village
 - 5 Promote Green, Outdoor, Recreational Opportunities and Development
 - 6 Facilitate a Village Center to Foster Identity and Community Gathering
 - 7 Resist Increases to Residential Development Intensity and Density
 - 8 Adhere to Planning Principles that Protect the Quality of Schools
 - 9 Natural Character: Preserve Open Space, Trees & Natural Landforms
 - 10 Cultural Character: Promote Marvin's Rural Heritage and Preserve Landmarks
-

2.0 PURPOSE, SCOPE & METHODOLOGY



2.1 PURPOSE

- 1. The Land Use Plan is intended to be a management tool for Village officials, Village staff and other parties involved in land development and growth management in the Village of Marvin.**

Land use planning is the most tangible evidence of a community's comprehensive planning objectives. The Land Use Plan indicates the basic location, density and types of land uses which are compatible in the Village, after considering competing principles of maintaining character and allowing necessary growth. Goals and policy statements outlined herein should assist officials through decision-making processes.

- 2. The Land Use Plan is intended to be a guide for future development.**

When considering growth in designated areas, the plan should implore decision makers and citizens to consider whether proposed development is suitable for the Village and the Character Area, in terms of the development's impact on community aesthetics, character, traffic, and other variables.

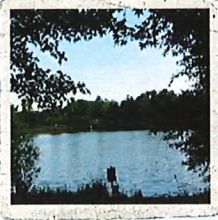
- 3. The Land Use Plan is intended to advise the Council, Marvin's municipal neighbors and the County to consider planning and growth management programs.**

The Land Use Plan intends to conveniently illustrate and coordinate various planning goals and policies in accord with the Village's Vision Statement. The Land Use Plan's visions, policies and goals, should be reflected in all planning, zoning, development and land use endeavors (e.g. park & greenway plans, transportation plans, site and design regulations, etc.).

- 4. The Land Use Plan is intended to be used as the basis for developing responsible ordinances for land use management.**

Development in a community like Marvin relies on individuals who support local governing initiatives; particularly individual residents on committees and boards who are responsible for interpreting and implementing the Village's land use plans. To ensure all parties are working toward common community goals, it is incumbent upon the Village to provide clear regulations to guide development. Zoning, permitting, subdivision controls and other policies should be established in accord with policies of this Land Use Plan.

2.2 SCOPE



Marvin's first Land Use Plan was adopted in 2004, after the Village was incorporated on July 1, 1994. With few exceptions, public feedback has demonstrated that residents have little interest in developing the Village in ways that diverge from its original and consistent course of development. Given this fact, one might question the need to amend the 2004 Land Use Plan. However, the inaugural Land Use Plan of 2004 lacked a degree of policy specificity and qualitative descriptors, which might aid more precise implementation. This revision builds upon the principles and objectives of the inaugural plan but aims to provide more specific policies and goals to accomplish the following scope of objectives:

- ◆ Reinforcement for the current Vision Statement and Land Use Policies
- ◆ More detailed and specific goals to aid implementation of the Vision Statement and Policies
- ◆ Direction for Land Use Plan use, implementation and future amendment
- ◆ Brief character profiles of the Village, for residents and prospective investors
- ◆ A summary of Village resident priorities and views towards development
- ◆ Character Area specifications to facilitate policy and design administration

2.3 METHODOLOGY



This update builds upon many of the same principles embedded in the 2004 Inaugural Land Use Plan but relies heavily on input provided through the Resident's Survey conducted in September 2019. A more detailed account of the Residents Survey methodological processes can be viewed in [Section 4.0 / the Appendix](#) of this plan.

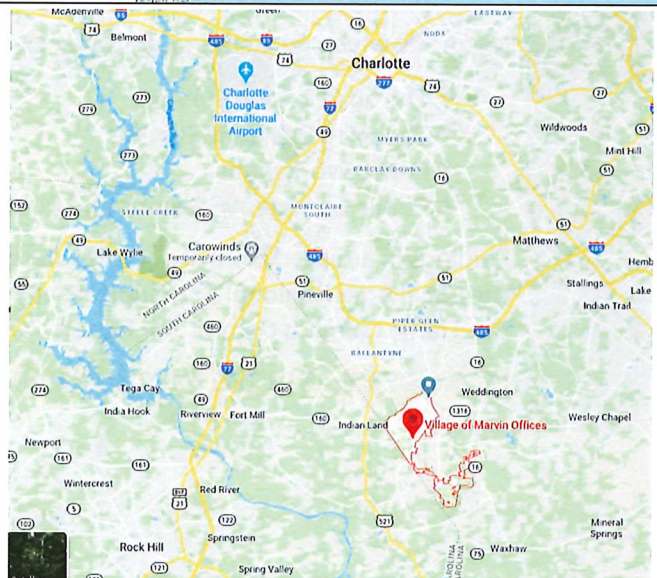
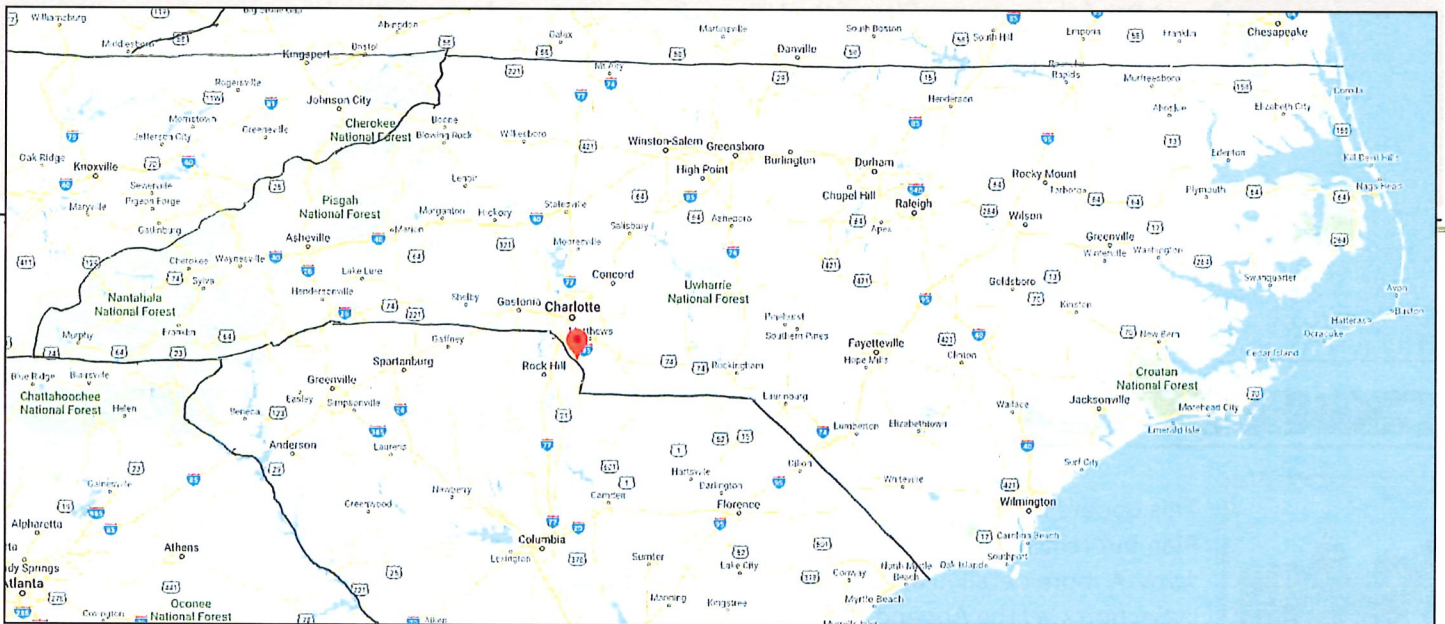
Means by which resident input was received and considered are outlined below:

- ◆ The 2012 Traffic Survey
- ◆ The 2019 Resident Survey
- ◆ Public Workshops
- ◆ Public Comment Sessions and Public Hearings

Findings in adopted planning studies were also considered, including data and analysis provided in the Local Area Regional Transportation Plan (LARTP), the Parks and Recreation Master Plan and the Traffic Calming Committee Report.

[CONSIDER THIS IN THE EXEC SUMMARY]

3.0 COMMUNITY PROFILE



Above: Location of the Village of Marvin within North Carolina

Right: Marvin in the Charlotte and NW Union County Region

3.1 PROFILE & COMMUNITY TRENDS

Planning Area Profile

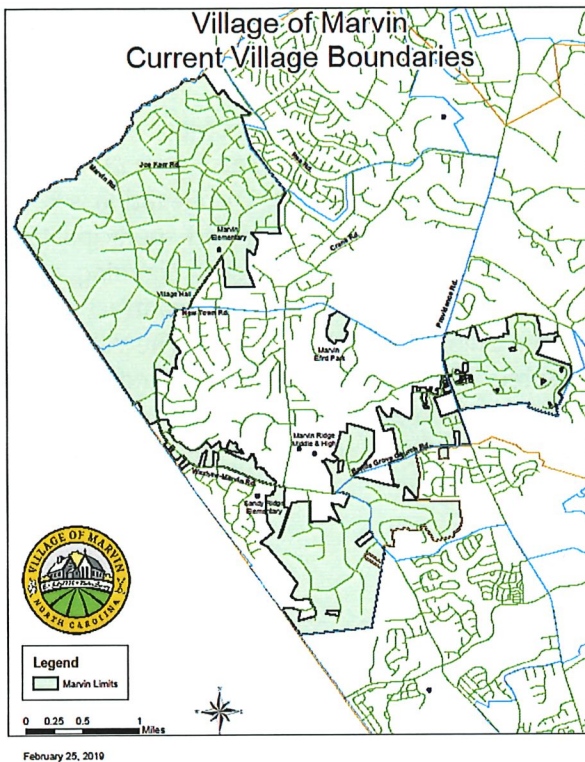


FIGURE 04: VILLAGE OF MARVIN BOUNDARY

The Village of Marvin is a small Village in the south piedmont region of North Carolina. Marvin is situated in the north-western corner of Union County. The Village is bordered by the City of Charlotte in Mecklenburg County to the north, Lancaster County, South Carolina to the west, Waxhaw to the south, and Weddington to the east.

The Village has a total area of six square miles. The Marvin Planning Area includes the corporate boundaries of the Village.

Historical Context

Marvin is historically a cotton, dairy and horse farming area. Marvin's unofficial establishment dates back to the Revolutionary War and was originally referred to as "Poortith". The area which is now Marvin is located within Union County, which was formed in 1842 out of parts of Anson and Mecklenburg counties. However, Marvin was not officially incorporated as a Village until 1994. The effort was primarily motivated by an effort to stop potential annexation by Charlotte-Mecklenburg. Ever since its incorporation, the Village of Marvin has also endeavored to maintain its rural setting in southern North Carolina, with its friendly atmosphere and farming and equestrian culture.

During the past 15 years, the City of Charlotte has rapidly expanded bringing more people to the area and more development. People seeking a rural aesthetic, with a proximity to the City of Charlotte, flocked to Marvin and surrounding areas causing a rapid spurt of development. Marvin's challenges have included efforts to manage growth while maintaining the features Marvin residents find appealing, along with efforts to strengthen and renew a sense of Marvin's place and identity in relation to other municipalities in the area.

(Courtesy of Planning Research provided by Kaitlyn Illmensee: See Citing in 11.0)



Crane General Store



Marvin United Methodist Church

3.1 PROFILE & COMMUNITY TRENDS

Geographical Profile

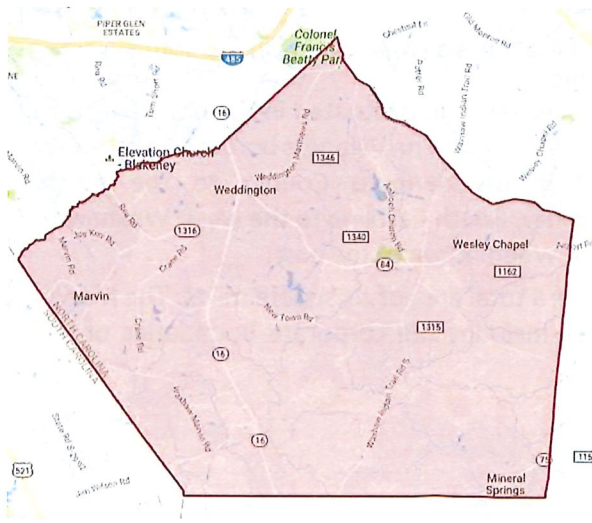


FIGURE 05: TOWNSHIP OF SANDY RIDGE

The Village of Marvin had a population of 7,016 as of July 1, 2019. The primary coordinate point for Marvin is located at latitude 34.999 and longitude -80.816 in Union County. The municipal boundary for the Village of Marvin encompasses a land area of 6.1 sq. miles and a water area of 0.05 sq. miles (See Figure 4). Union County is in the Eastern time zone (GMT-5). The elevation is 682 feet. The Village of Marvin is an incorporated municipality, providing primary municipal functions including planning and zoning, park maintenance, infrastructure, and contracting a Sheriff Deputy from the Union County Police Dept. The Village of Marvin is wholly located within the Township of Sandy Ridge; which is a civil division of Union County consisting of portions of Weddington, Wesley Chapel, Waxhaw, Mineral Springs and parts of unincorporated Union County.

Population Trends



The Village of Marvin has historically been a rural area with minimal business districts on the perimeter. The population grew from 600 in 1994 to 5,579 in 2010, and to 7,016 in July 2019. In the 25 years of Marvin's incorporation as a Village, the population has increased by 1,069%.

Situated in western Union County, North Carolina, just outside of a dynamic metropolitan Charlotte-Mecklenburg Area, the Village is geographically amid an area of continually high suburban growth. Union County has been one of the fastest growing counties in the state. The county abuts Lancaster County, which is also growing rapidly and one of the quickest developing counties in South Carolina.

In accord with Union County, Marvin is also seeing some increase in the number of older adults and people older than sixty-five. However, census information suggests a good portion of these older adults are living together with traditional families. (See census 2014 vs. 2016)

Marvin's growth is predominantly attributable to residential development, which in turn is largely driven by relatively low tax rates and access to some of the best performing schools in the State.

In the following pages are tables reflecting Marvin's population along with income and housing data, five-year growth projections and peer comparisons for key demographic data. The estimates provided are as of July 1, 2018.

3.2 POPULATION AND GROWTH FACTORS

Growth Factors

The economic attraction of Union County and the Charlotte-Mecklenburg metropolitan area continues to contribute heavily to current growth. It is expected to continue attracting new residents and businesses to the Marvin area. Another impetus for growth is the Union County education system. It is generally considered to be an excellent system, thus attracting new residents with children. During the last decade three new elementary schools, two new middle schools, and one new high school have opened in the Marvin area.



Growth Factor: Marvin Cluster Schools

Population Data and Demographics – Update with 2019 data in June/July 2020 when available
<https://www.census.gov/quickfacts/fact/table/marvinvillagenorthcarolina,US/PST045218>

~ TABLE 01 ~

MARVIN, NC (as of July 1, 2018)

POPULATION		HOUSING	
Total Population	6,592	Total Housing Units	1,787
Population in Households	6,592	Owner Occupied HU	95.1%
Percent under 18 years	36.2%	Homes within a Subdivision	97.5%
Population Density (per sq. mi.)	1,072	Median Home Value	\$661,300

3.2 POPULATION AND GROWTH FACTORS

Population Data and Demographics (U.S. Census, 2018, update with 2019 data when available)

~ TABLE 02 ~

HOUSEHOLDS		INCOME	
Total Households	1,787	Median Household Income	\$178,194
Average Household Size	3.52	Average Household Income	\$184,554
% Living in Same house 1 year ago	95.8%	Per Capita Income	\$69,670

(Compound Annual Growth Rates)		
GROWTH RATES	2010 - 2015	2015-2020
Population	1.97%	3.03%
Households	1.51%	2.91%
Families	1.38%	2.86%
Median Household Income		0.27%
Per Capita Income		0.71%

MARVIN, NC • PEER COMPARISONS BY RANK AND PERCENTILE

The table below compares Marvin to the other 739 incorporated cities, Villages and census designated places in North Carolina by rank and percentile using July 1, 2016 data. The location Ranked# 1 has the highest value. A location that ranks higher than 75% of its peers would be in the 75th percentile of the peer group.

VARIABLE DESCRIPTION	RANK	PERCENTILE
Total Population	# 126	83 rd
Population Density ¹	#200	73 rd
Diversity Index ²	# 436	41 st
Median Household Income	#1	100 th
Per Capita Income	#14	98 th

Courtesy of National Census Date: 2016 (See citation in Appendix 11.o)

(1) Population Density = Total Population per square mile.

(2) The Diversity Index is a scale of 0 to 100 that represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. If an area's entire population belongs to one race AND one ethnic group, then the area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups. Based on Census 2010 counts, the Diversity Index for the United States was 60.6 and it is expected to increase to 64.8 by July 1, 2018.

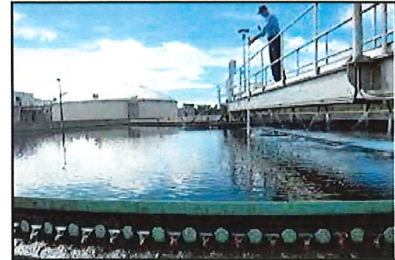
3.3 POPULATION AND FACILITIES

Public Water and Sewer Services

The Village of Marvin depends on Union County for water and sewer. The following excerpt from the Union County Community Profile Study (2015) provides an overview: "The County operates water and sewer utilities serving approximately 42,406 water connections and 30,306 sewer connections..." *

"The water system serves a significant portion of the County. The primary water suppliers are:

- a. The Catawba River Water Treatment Plant (CRWTP); a joint impoundment and treatment facility between Union County and the Lancaster County Water & Sewer District, SC
- b. Anson County, North Carolina watersystem,
- c. City of Monroe and
- d. Charlotte-Mecklenburg Utilities." *



12 Mile Creek: Water Treatment Plant



Catawba Water Treatment Plant

"The four combined water treatment sources provide an average of approximately 11.1 million gallons per day ("MGD") with a peak capacity of approximately 25 MGD of treated water to the County's customers. The County maintains approximately 980 miles of water pipes ranging from 2 to 42 inches in diameter." The 2015 Community Profile, of Union County predicted "additional water capacity will be needed by the end of 2017 to serve the growing needs of the County." *

Solid Waste Facilities

The Village of Marvin depends on Union County for Solid Waste Facilities by means of private collection services. The following excerpt from the Union County Community Profile Study (2015) provides an overview:

"The County currently provides residents and businesses alike with municipal solid waste disposal, construction and demolition waste disposal and recycling opportunities...The County is evaluating means to improve and expand the services ... Programs that are currently in the developmental/exploratory stage include 'household hazardous waste' and electronic device disposal/recycling. The market and direct sale of bulk paper and cardboard is also being investigated." * [DELETE]

*Courtesy of Union County Community Profile Study, 2015 (See Section 11.0)

4.0 PUBLIC PRIORITIES AND COMMUNITY VISION



4.1 FORMULATING A COMMON VISION

A community's Vision Statement should express what the community desires to maintain and what it envisions maturing into in the long run. Prior to making amendments to the 2004 Vision Statement, the Village considered input from the community through public input meetings and responses to the Resident Survey distributed in September 2019.

Survey Overview: Rate of Representation

The survey was professionally designed with input from planners, board members and Village Council members in addition to public input sessions held by Village planning staff.

The survey was distributed to 1,812 households, out of which 333 responded, for a response rate of 18.3%. Surveys were limited to one per household by use of a household access code which was mailed to each homeowner.

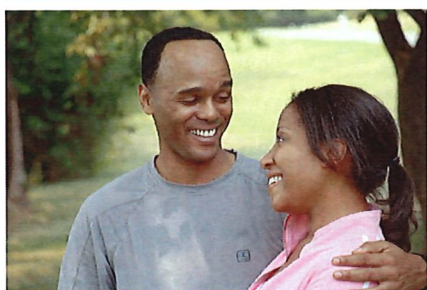
A more complete review of the Resident Survey, and data collection methods, are provided in the Appendix. What follows is an overview designed to highlight the resident's attitudes and preference for various types of land use development.

By analyzing responses to in-depth Land Use questions which included visuals and definitions, the Village was able to produce concrete policies and goals for the 2020 Land Use Plan. A summary of the public's directives, as provided through their responses, are provided in this section.

4.1 FORMULATING A COMMON VISION

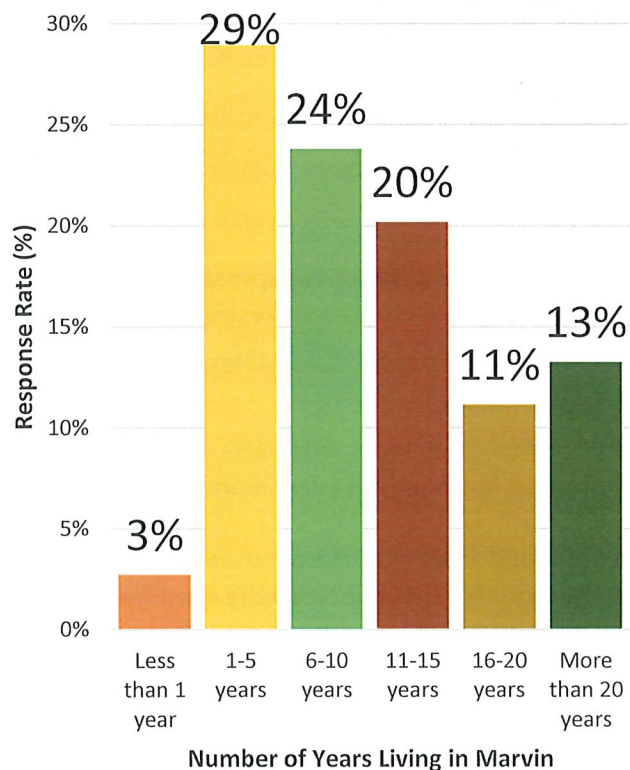
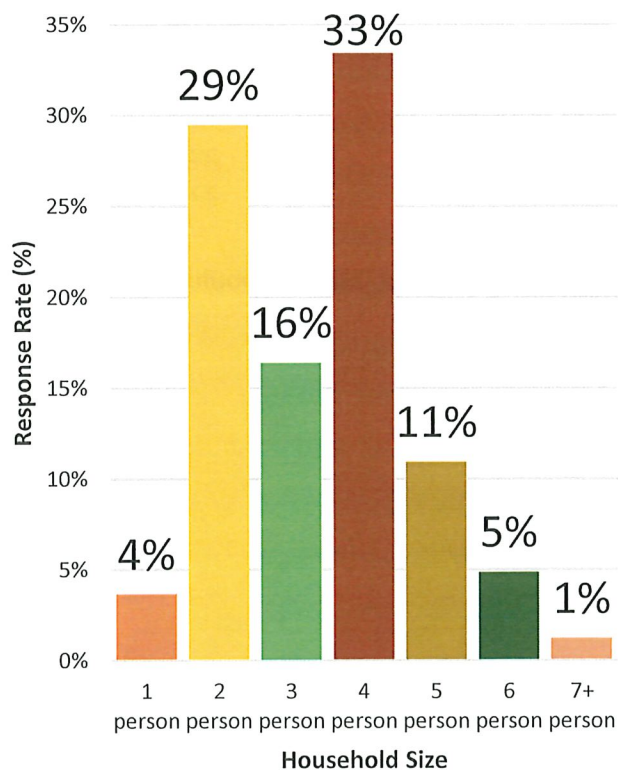


Characteristics of Marvin Families



Below are some of the most selected answer choices to the demographic questions that were asked on the Resident Survey.

◆ Time Lived in Marvin: 3 - 5 years	29%
◆ Time Lived in Marvin: 6 - 10 years	24%
◆ Household Size: 4 persons	33%
◆ Household Size: 2 persons	29%
◆ At least one child age 19 or under	59%
◆ At least one household member age 60 or over	38%



4.1 FORMULATING A COMMON VISION



Living in Marvin: Attitudes Towards Development

Marvin residents rated the following as the top five reasons to live in Marvin:

◆ Quality of Marvin Schools	68%
◆ Low Tax Rate	49%
◆ Proximity to Charlotte	49%
◆ Small-Town Surroundings	31%
◆ Type of Homes / Properties available	26%



Marvin residents were asked to choose three adjectives they would use to describe Marvin, these are the top choices:

Most Marvin residents describe Marvin as:

◆ Safe	39%
◆ Peaceful	35%
◆ Suburban	34%
◆ Comfortable	31%
◆ Over-developed	22%
◆ Green	22%

Given the following sentiments expressed by residents in open-ended comments, Marvin should approach development in a conservative manner:

- ◆ Resistant to Commercial and Residential Growth
- ◆ Traffic Concerns
- ◆ Desire for greenways, sidewalks, and bike lanes
- ◆ Support for thoughtful development

A Word Cloud analysis of the open-ended comments shows that the word "traffic" appeared the most frequently.

4.1 FORMULATING A COMMON VISION

Future Planning Projects

Residents were asked to rate their support for the following planning projects in the next 5 to 10 years.



♦ Traffic Calming Programs	87%
♦ Sidewalks, Greenways, and Trails	83%
♦ Parks and Public Greenspace	77%
♦ Developing a Village Center District	56%
♦ Historic Building Preservation	46%
♦ Horse Trails	23%
♦ Developing Commercial Districts	17%

A majority of residents supported all three tax increases proposed (in cents per \$100 valuation):

♦ Community provided trash and recycling (5-8 cents)	52%
♦ Increased law enforcement (1 cent)	68%
♦ Greater presence of traffic control officers (1 cent)	53%

Future Residential Development

Residents were asked to rate their support for increasing residential density:

♦ A majority of residents are not in favor of increasing density	69%
--	-----

Future residential development should limit the quantity of housing types and densities in accord with resident rate of support for the following, considering what has been developed to-date.

Type of Dwelling Unit	Rate of Support
♦ Patio Homes (e.g. Age-restricted Dwellings)	16%
♦ Full Size homes with smaller setbacks	13%
♦ Smaller Single-family homes	10%
♦ Residential above retail (3 stories or less)	9%
♦ Townhomes	8%
♦ Apartments	2%

Residents were more supportive of denser housing when in conservation subdivisions:

♦ Single-family homes on smaller lots	38%
♦ Patio homes (e.g. Age-restricted Dwellings)	31%
♦ Townhomes	13%
♦ None of the above	34%

Residents expressed support for the following uses in conservation areas:

♦ Greenways	72%
♦ Nature Preserve	63%
♦ Parks (Public)	54%
♦ Open fields	39%
♦ Municipal Services	5%
♦ None of the above	3%

4.1 FORMULATING A COMMON VISION

Future Commercial Development



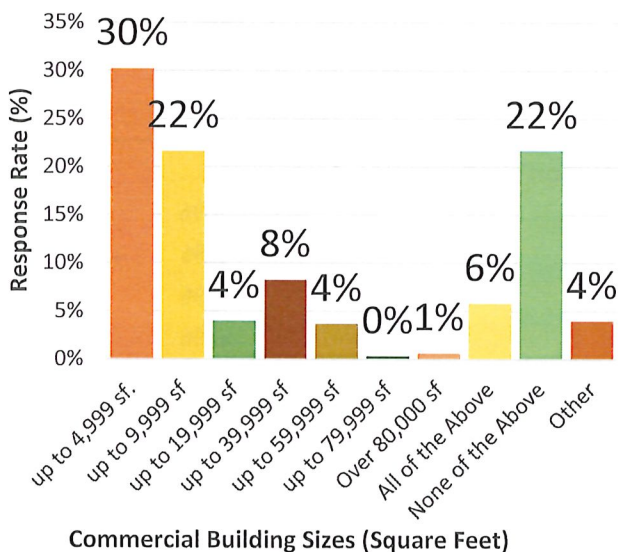
A majority of residents (75%) are not in favor of any commercial development outside Village Center District.

Of the residents who supported commercial development, the commercial uses desired are as follows:

♦ Restaurants	88%
♦ Coffee Shops/Cafes	78%
♦ Retail	55%
♦ professional Services	38%
♦ Office Space	21%
♦ Agriculture Related Business	14%

Of residents who supported commercial development, below are the top five locations:

♦ Village Center (New Town Road between Marvin Road and Marvin School Road)	60%
♦ Marvin Gardens (New Town Road and Providence Road)	49%
♦ Across from Marvin Efird Park	35%
♦ Bonds Grove Church Road and Providence Road	31%
♦ Marvin Road and Joe Kerr Road	23%



Residents listed their top concerns regarding commercial development:

♦ Traffic	86%
♦ Noise, Lights, and Nuisance	40%
♦ Impact on Community appearance	36%
♦ Commercial Density	35%
♦ Reduction in available open space	26%
♦ Security	25%

Residents preferred smaller commercial building sizes, as seen in the chart:

4.1 FORMULATING A COMMON VISION



Village Center Development

Over half of residents expressed support for a Village Center:

- | | |
|---|-----|
| ♦ Support for the development of a Village Center | 54% |
| ♦ Would like to see a plan within the next 5-10 years | 56% |
-

Of the residents who supported a Village Center, the following public space uses were desired:

- | | |
|------------------------------|-----|
| ♦ Walking Paths | 92% |
| ♦ Green Space / Lawn Area | 88% |
| ♦ Playground or Park | 70% |
| ♦ Open air performance space | 64% |
| ♦ Pet-friendly area | 51% |
-

Of the residents who supported a Village Center, the following commercial uses were desired:

- | | |
|----------------------------|-----|
| ♦ Coffee Shops/Cafes | 89% |
| ♦ Restaurants | 81% |
| ♦ Neighborhood Pub | 69% |
| ♦ Small specialty retail | 68% |
| ♦ Salons | 28% |
| ♦ Residential above retail | 26% |
| ♦ Office Space | 20% |
-

4.2 IDENTIFYING PUBLIC PRIORITIES AND COMMON PRINCIPLES

Public Priorities

An analysis of Resident's Survey responses revealed ten prominent priorities that are evident throughout the survey responses.

The emerging trends and themes in attitudes and interests were classified and enumerated. The most prominent sentiments and attitudes that emerged produced a list of Village priorities and needs outlined below, in order of priority.

Prevailing Public Sentiments (In order of strength throughout the LUP Survey)

- | | |
|----|--|
| 1 | Keep Current Development Patterns, Resist Impactful Development Changes |
| 2 | Improve Traffic Conditions and Implement Traffic Calming Measures |
| 3 | Increase Pedestrian Safety and Connectivity |
| 4 | Ensure Development is Thoughtful and Positively Impacts the Village |
| 5 | Promote Green, Outdoor, Recreational Opportunities and Development |
| 6 | Facilitate a Village Center to Foster Identity and Community Gathering |
| 7 | Resist Increases to Residential Development Intensity and Density |
| 8 | Adhere to Planning Principles that Protect the Quality of Schools |
| 9 | Natural Character: Preserve Open Space, Trees & Natural Landforms |
| 10 | Cultural Character: Promote Marvin's Rural Heritage and Preserve Landmarks |
-

5.0 VISION STATEMENT, CORE POLICIES & GOALS

5.1 FUTURE LAND USE: THE COMMUNITY'S VISION

The future direction of land use planning in Marvin begins by considering the priorities of its residents, coupled with the experience of its officials, alongside consideration of the Village's history and culture, and the pragmatic geographical influences that bear upon the locale.

Upcoming sections of this plan will provide the following, and each should be regarded as ever-increasing vehicles toward achieving more discrete community land use plans and goals.

THE VISION STATEMENT

A Community Vision Statement;
a broad mission statement that lays
out Marvin's future development path.

CORE LAND USE POLICIES

The establishment of a Vision Statement necessitates the provision of Core Land Use Policies, intended to support the Vision Statement and broadly guide land use policy decisions and goals.

LAND USE GOALS & OBJECTIVES

Guided by each Core Policy are a set of goals and objectives which the Village intends to carry-out in order to support the Village's Vision. In a sense, the goals and objectives, outlined in this section, could be considered a 'task list', providing more concrete, actionable items that should work together to support various aspects of the Village's Vision and its Core Land Use Policies.

REGULATORY VEHICLES & CONCEPT PLANS

The implementation or completion of Land Use Goals and Objectives are meted out through policies and legislation. This plan provides an overview of legislative and policy vehicles intended to carry-out more specific land use goals and objectives.

5.2 VISION STATEMENT

The Vision Statement below was crafted from the inaugural Vision Statement and mildly refined through public input and discussion.

"The Village of Marvin seeks to become a uniquely identifiable, low-density Village that preserves a rural character and primarily consists of quality, family-friendly residential neighborhoods interspersed with large areas of preserved open space, trees and greenways. The preservation of open space, stands of trees, and expansive views along thoroughfares shall help to maintain and reflect the Village's rural character and heritage. Complimenting these areas and located in designated portions of the Village could be a limited and regulated volume of neighborhood-scale commercial facilities designed to engage and encourage pedestrian activity. In all land use practices, Marvin seeks to remain cognizant of environmentally sensitive lands, the need for adequate infrastructure and public facilities, and strive for responsible development, policy and review."

-- Reliant on Land Use Principles in the Inaugural Land Use Plan of 2004

Replace with New Vision Statement and Mission Statement

5.3 CORE LAND USE POLICIES

Priorities and Principle Land Use Policies



A. Maintain Land Use Patterns Through Land Use Planning Policies, Goals and Codes.



B. Promote Marvin's Historical Identity and Cultivate a Sense of Place and Community



C. Preserve Marvin's Attractive, Low-Density, Family-Oriented Neighborhoods



D. Facilitate a Uniquely Identifiable Village Center that Fosters Marvin's Heritage



E. Consider Limited Attractive, Pedestrian-Oriented, Neighborhood-Scaled Commercial Development



F. Expand and Maintain Our Network of Pedestrian Travelways, Parks, Recreation & Greenspace



G. Maintain Commitment to Sustainable Practices and Preservation of the Natural Environment



H. Improve Transportation Networks, Local Streets, Infrastructure and Commuter Conditions

5.4 CORE LAND USE POLICIES: GOALS & OBJECTIVES

What follows are detailed lists of policies and goals devised to uphold the Vision Statement and support the Core Land Use Policies published in Section 4.0 of this Land Use Plan.



A. LAND USE POLICIES & IMPLEMENTATION: GOALS & OBJECTIVES



MAINTAIN CURRENT LAND USE PATTERNS THROUGH THE CREATION & IMPLEMENTATION OF LAND USE COMPLIANT POLICIES & CODES

Principle Goal

Maintain current land use patterns, densities and values through the creation and implementation of Land Use Plan compliant planning goals, policies and codes.

GOALS & OBJECTIVES

- A.1** *Adherence to Land Use Plan Policies and Principles*
1. Approve land use development and zoning decisions consistent with Land Use Plan goals and objectives
 2. Consider resident feedback in the Land Use Plan Survey when evaluating zoning and development
 3. Update the Land Use Plan approximately every five years to reflect available information and changing conditions

- A.2** *Administering and Implementing Land Use Plan Policies and Principles*
1. Create development standards that accurately reflect the community's vision for Marvin
 2. Initiate amendments to land use codes and the Land Use Plan based on statistically significant resident surveys, public input meetings, public comments, and other means of feedback.
 3. Proactively manage and update land development codes and ordinances on a regular basis
-

B. IDENTITY & SENSE OF PLACE AND COMMUNITY: POLICIES & GOALS



PROMOTE MARVIN'S IDENTITY AND CULTIVATE A SENSE OF PLACE AND COMMUNITY

Principle Goal

Promote the Village's vision, rural heritage, historic roots and foster an appreciation for the Village's history and its unique identity to cultivate a greater sense of place and community.

GOALS & OBJECTIVES

B.1 *Cultivating a Sense of Community*

1. Promote and highlight community characteristics and landmarks to which residents feel a connection
2. Build special places around civic and historic buildings that residents identify with the Village of Marvin
3. Create inviting, walkable spaces between uses that foster residents' meaningful connections to Village spaces
4. Provide public places that encourage citizen engagement and shared community experiences
5. Support development plans that provide community gathering areas and pedestrian activity
6. Support events that promote community connections

B.2 *Rural Character and Heritage*

1. Protect structures, sites, features and landscapes that enhance Marvin's history and cultural character
2. Provide residents with more opportunities to learn about Marvin's history and heritage

B.3 *Valued Natural Landscapes*

1. Commit to preserve landscapes and implement viewshed buffers that characterize Marvin
2. Protect natural landform features that differentiate Marvin from other communities (e.g. wide viewshed buffers, heritage tree preservation, natural open space preservation)

B.4 *Branding and Identity*

1. Utilize the Village seal on signs, furnishings, along greenways and in parks
2. Develop identifiable Village edges, pathways, entry points, and landmarks
3. Consider funding a uniform branding program to install branding at gateways, in the Village Center and at public spaces to include landmark signs that draw attention to historic sites, public spaces and Village gathering areas

C. RESIDENTIAL DEVELOPMENT POLICIES AND GOALS



PRESERVE ATTRACTIVE, LOW-DENSITY, FAMILY-ORIENTED NEIGHBORHOODS

Principle Policy

Maintain Marvin's current pattern of development through attractive, low-density neighborhoods that enhance the Village's rural appeal with an average of one dwelling unit per acre.

GOALS & OBJECTIVES

C.1 *Character*

1. Preserve the character of existing residential neighborhoods
2. Maintain a commitment to single-family neighborhoods and a density of approximately one home per acre.
3. Preserve the high quality exhibited in currently existing neighborhoods

C.2 *Scale and Intensity*

1. Ensure that development adjacent to neighborhoods is compatible in terms of intensity, scale, and architecture
2. Use buffer yards, trees and setback regulations to protect neighborhoods from roadways or more intense uses
3. Discourage development that exacerbates traffic congestion or decreases efficient mobility
4. Encourage low-impact rural neighborhoods with special standards for infrastructure, design and rural aesthetics

C.3 *Design and Development Standards*

1. Require developers of residential neighborhoods to provide streetscapes, greenways and recreation areas for residents where feasible
2. Require neighborhood amenities that are accessible, well-lit and designed to promote pedestrian activity
3. Require preservation and maintenance of sensitive lands, open spaces, buffers, trees, and viewshed buffers

D. VILLAGE CENTER DEVELOPMENT: POLICIES AND GOALS



FACILITATE A UNIQUELY IDENTIFIABLE VILLAGE CENTER THAT PROMOTES MARVIN'S HERITAGE

Principle Policy

Foster a Village Center that pays tribute to our rural heritage, incorporates pedestrian-oriented design, neighborhood uses and inter-connected greenways; all arranged to highlight Marvin's historic landmarks.

GOALS & OBJECTIVES

D.1 *Location and Definition*

1. Facilitate a local destination in the Village Center area for residents, families and the community.
2. Develop a gathering place between Marvin School Road and Marvin Road, along New Town Road. or other appropriate location.
3. Delineate the Village Center using streetscapes, pedestrian-oriented travelways, furnishings and architecture
4. Create Overlay Standards which would guide the creation of a Village Center district.

D.2 *Character and Design Themes*

1. Facilitate the creation of an identifiable Village Center designed to give Marvin a uniquely identifiable character.
2. Require that signs and fixtures reflect rural themes.
3. Preserve, protect or enhance historically significant sites, buildings and natural scenic areas in the district.
4. Establish standards for distinct architecture that exhibits Marvin's rural character.

D.3 *Planning, Design and Development Standards*

1. Create a walkable, compact core of neighborhood-friendly commercial, civic and public uses and spaces.
2. Require usable open space and recreational amenities in conjunction with development within the Village Center
3. Protect and highlight Marvin's tree lines and the stands of heritage trees located in the area.

D.4 *Pedestrian-Friendly Design Standards*

1. Require the development of safe pedestrian travelways, recreation areas and greenspaces with each new use consistent with the Village Center Concept Plan
2. Provide a network of greenways that connect green spaces and destinations in the Village Center
3. Provide pedestrian furnishings along landscaped buffers that line Village center roadways

D.5 *Re-Development and Infill Development*

1. Support infill development that is architecturally compatible with design themes for the Village Center.
2. Support adaptive reuse of single-family units architecturally consistent with new and old development in the area.
3. Promote adaptive reuse or preservation of buildings and sites with historic value in the Village Center area.

D.6 *Scale and Density*

1. Develop floor area ratio standards for uses within the Village Center
 2. Ensure the scale of nonresidential development is appropriate for neighborhood needs of local residents.
 3. Prohibit large-scale uses and high-volume traffic generators in the Village Center district
-

D. VILLAGE CENTER DEVELOPMENT: POLICIES AND GOALS

D.7 *Permitted Uses*

1. Permit residential uses in the district, as well as second floor residential uses over first floor businesses
2. Permit low-impact specialty shops, services, restaurants, office and civic uses
3. Permit civic and institutional-type uses that encourage community gathering (e.g. Libraries, Parks, etc.)
4. Encourage desirable, small-scale uses such as cafes, **bed & breakfast inns**, etc.

D.8 *Traffic Management Concerns and Challenges*

1. Carefully consider traffic and other potential impacts on adjacent neighborhoods and the Village Center area.
2. Minimize any high-traffic generator that places undue burdens on surrounding streets and neighborhoods.
3. Incorporate appropriate traffic calming strategies that are designed to protect pedestrians.

D1.9 *Parking*

1. Ensure parking areas are well-lit and well-screened from adjacent roadways
2. Locate parking and other utilitarian uses behind building façade lines, streetscapes and landscaping
3. Encourage and provide incentives for shared parking solutions within the district

D.10 *Buffering Impacts of Development*

1. Limit impact on the natural environment, adjacent neighborhoods, and surrounding roads
2. Require buffers between nonresidential structures, adjacent neighborhoods and along roadways
3. Ensure the protection of trees and appropriate landscaping

D.11 *Public Involvement and Village Concept Creation*

1. Utilize and rely on resident opinions provided in the Land Use Plan Survey to draft the Village Center Concept Plan
 2. Draft standards and provide preliminary sketches, idea boards and opportunities for resident input
 3. Encourage citizen participation, invite inspired ideas, listen to concerns and troubleshoot prospective challenges
-

E. COMMERCIAL DEVELOPMENT POLICIES AND GOALS



CONSIDER LIMITED DEVELOPMENT OF PEDESTRIAN-ORIENTED, NEIGHBORHOOD- SCALED COMMERCIAL AREAS

Principle Policy

Consider limited development of pedestrian-oriented, neighborhood-scale commercial areas when designed in harmony with the Village's rural character.

GOALS & OBJECTIVES

E.1 Location and Definition

1. Limit commercial development to neighborhood-oriented, small-scale businesses in specified areas of the Village
2. Permit mid-scale market uses only on the municipal boundary, at the intersection of Providence Rd. (NC-16) and New Town Rd
3. Establish intensities of commercial development compatible with adjacent and surrounding land uses

E.2 Character and Design Themes

1. Ensure commercial developments are designed to be consistent with Marvin's, rural character
2. Require development that is visually distinct and reflects Marvin's small-town Village heritage
3. Encourage small businesses scaled and designed to promote Marvin's identity as a small Village

E.3 Pedestrian-Friendly Design Standards

1. Ensure the provision of pedestrian friendly amenities and gathering places (e.g. sidewalks, greenways, plazas, etc.) where appropriate and feasible
2. Encourage pedestrian amenities are adequately sized, provide enhanced landscapes and are well-lit

E.4 Scale and Density

1. Allow development that is designed to serve the local market and the needs of residents
2. Prohibit regional-scale commercial uses and development
3. Establish and adhere to restrictions on floor area ratio and gross floor area for all commercial uses

E.5 Traffic Congestion Management & Safety

1. Require efficient traffic movements and minimize congestion using modern design for driveways, parking, and storage lanes
2. Consider the relationship between uses, scale, generated traffic trips and community impacts
3. Encourage more local trips taken on foot or by bike

E.6 Buffering Impacts of Development

1. Limit impact on the natural environment, adjacent neighborhoods, and surrounding roads
2. Require buffers between nonresidential structures, adjacent neighborhoods and along roadways
3. Ensure the protection of trees and appropriate landscaping
4. Regulate a transitioning density of uses between residential and commercial zoning

E.7 Compatibly Scaled, Attractive Uses

1. Limit uses to neighborhood-scale retail, specialty shops, restaurants and services to serve residents
 2. Encourage developers to provide a balance of office, service and neighborhood-oriented retail uses
-

F. PARKS, RECREATION, GREENWAYS & PEDESTRIAN TRAVELWAYS: POLICIES & GOALS



EXPAND AND MAINTAIN OUR NETWORK OF PEDESTRIAN TRAVELWAYS, PARKS, RECREATION & GREENSPACE

Principle Policy

Conserve open greenspaces, expand parks, connect neighborhood places through a series of greenways and promote recreational opportunities which express the values of our community.

GOALS & OBJECTIVES

F.1 *Planning and Implementation*

1. Identify and encourage the reservation of strategically located, undeveloped land for publicly useable greenspaces and parks
2. Create pedestrian connections from neighborhoods to recreation, parks and other destinations in the Village
3. Periodically update the Park and Greenways Master Plan to accommodate changing conditions
4. Require development plans to show the presence of an internal pedestrian network and pedestrian areas where appropriate
5. Review new development and redevelopment for compliance with an adopted Parks and Greenway Master Plan
6. Expand existing multi-use trails and continue to support Marvin's equestrian heritage and preserve open spaces.
7. Consider partnering with neighboring towns to develop a shared park space.

F.2 *Acquisition and Provision Regulations:*

1. Establish capital project funding to implement a prioritized list of greenways with the Greenway Master Plan
2. Continue to research opportunities to acquire lands for potential future public parks.
3. Actively pursue and secure easements along the Marvin Loop and other areas key to the Marvin Greenway Map
4. Require accessible pocket parks, pedestrian travelways and recreation equipment in new neighborhoods where appropriate
5. Create regulations for development and redevelopment, to ensure the provision of green space for recreation
6. Establish a minimum standard of accessible, public green space, and travelways to be provided by non-residential development
7. Require non-residential uses to provide landscaped and furnished public gathering spaces as appropriate

F.3 *Maintenance:*

1. Institute regular maintenance programs for parks and recreation areas, public lands and greenway

F.4 *Service & Needs:*

1. Develop a public park system with adequate space and facilities to meet varied demographic needs
 2. Develop public spaces and parks with recreation equipment to serve a wide range of residents
 3. Support educational and recreational programs to optimize use of the Village's recreation system (e.g. native plant / bird watch lists, walking programs, educational walks for school-aged children, etc.)
 4. Develop educational programs that promote environmental care and greenway safety
 5. Consider the installation of signs, maps and trail programs along Village greenways and park trails
 6. Consider providing safe and secure parking areas that serve greenway trails and parks
-

F. PARKS, RECREATION, GREENWAYS & PEDESTRIAN TRAVELWAYS: POLICIES & GOALS

F.5

Effective Uses

1. Protect environmentally sensitive lands by requiring greenway or open space to buffer development
2. Incorporate existing natural areas and historic areas into the greenway system as feasible.

F.6

Streetscapes and Crosswalks

1. Require streetscapes to create more pleasant walking environments and separate pedestrians from vehicular traffic.
2. Create appropriately diverse streetscape standards for different uses or character areas in the Village
3. Require (as feasible) streetscape trees between sidewalks and curbs to separate pedestrians from vehicular traffic
4. Consider lighting standards, pedestrian furnishings and landscape standards for streetscaping in appropriate areas
5. Provide pedestrian crosswalks that may incorporate pavers and other building materials and textures

F.7

Pedestrian Networks and the Village Center

1. Create pedestrian-friendly parks and facilities that are furnished and well-lit in the Village Center area
 2. Provide linear parks connecting uses and recreation areas within the Village Center area
 3. Provide useable spaces for recreation and entertainment connected by pedestrian travelways within the Village Center
-

G. SUSTAINABILITY AND ENVIRONMENT: POLICIES AND GOALS



MAINTAIN OUR COMMITMENT TO SUSTAINABLE PRACTICES AND PROTECTION OF THE NATURAL ENVIRONMENT

Principle Policy

Maintain our commitment to sustainable practices, sensitivity to susceptible lands, strategies to protect the natural environment, and respect for biodiversity, and environmental health & wellness.

GOALS & OBJECTIVES

G.1 *Protecting the Village's air, land, and water resources through sustainable practices.*

1. Identify and mitigate impacts of development on the natural environment, infrastructure, and public facilities
 2. Consider environmental protection measures when reviewing site design and making development decisions
 3. Implement sustainable development practices in ways that are appropriate for all types of land use development.
 4. Research and refer to regional, state and federal resources for improving local sustainable practices.
 5. Improve regulations that conserve and preserve trees, natural viewsheds, sensitive lands and open space
 6. Inform developers with Village regulations regarding open space, natural vegetation, trees and landscaping
-

G.2 *Natural Landforms*

1. Preserve natural landforms as viewshed buffers to minimize impacts of development on views from roadways
 2. Use viewshed buffers to separate developments from roadways, pedestrian spaces and residential development.
 3. Preserve open space, viewsheds and trees and sensitive lands
 4. Preserve and maintain landforms through maintained viewshed buffers
-

G.3 *Undisturbed Buffers and Viewsheds*

1. Utilize buffers to prevent development from encroaching onto environmentally sensitive lands.
 2. Maintain undisturbed buffers and viewshed areas through maintenance agreements
-

G.4 *Protect Sensitive Lands from Harmful Impacts*

1. Preserve and maintain sensitive lands through plans and development agreements
 2. Limit development activities and the development of structures on environmentally sensitive lands.
 3. Ensure developments near wildlife habitats and natural conservation areas comply with State regulations.
 4. Design roadways to minimize their impact on environmentally sensitive lands
 5. Shield floodplains and stormwater areas from development
 6. Protect Soil and Tenuous Topography
-

G.5 *Tree Canopy and Woodlands*

1. Protect, preserve and maintain the Village's tree canopy and large stands of trees
2. Consider impact on forested lands when making rezoning and other development decisions
3. Enforce tree conservation with required tree plantings, tree densities and street tree plantings
4. Protect natural tree lines, heritage trees and replant required trees in accordance with the Tree Ordinance

H. TRANSPORTATION, ROADWAYS & TRAFFIC MANAGEMENT: POLICIES AND GOALS



IMPROVE TRANSPORTATION NETWORKS, LOCAL STREETS, INFRASTRUCTURE AND COMMUTER CONDITIONS

Principle Policy

Work to improve commuter conditions, local infrastructure and increase transportation connectivity throughout the Village for all forms of travel.

GOALS & OBJECTIVES

H.1 *Local Road Maintenance*

1. Maintain a municipal road maintenance program to improve the physical conditions of municipal-owned roads
2. Adhere to sufficient regulations and policies to support municipal road maintenance programs and administration
3. Provide an annual regular maintenance budget for street, drainage, and sidewalk repairs and include varying funding sources
4. Prioritize needed repairs as part of the Village's annual capital improvement plan with assistance from engineers
5. Implement an inspection and monitoring program for Village roads, sidewalks, streetscapes, and stormwater drainage
6. Ensure that all new transportation infrastructure is constructed to Village engineering standards.

H.2 *Traffic Calming Devices*

1. Utilize traffic calming devices and street design to control and manage traffic on local roads
2. Create policies and funding options for the implementation of approved traffic calming devices
3. Create policies for viable traffic calming devices that do not impede connectivity

H.3 *Transportation Plans and Maps*

1. Develop a municipal Street and Road Plan that identifies and categorizes roads within the Village
2. Pursue studies to decrease speed limits on major roads

H.4 *Local Road Design*

1. Create design standards for local roads which beautify neighborhoods and slow-down traffic
2. Create corresponding landscape and hardscape standards for local roads
3. Incorporate appropriate traffic calming strategies that are designed to protect pedestrians.
4. Install crosswalks across major roads at critical locations with high visibility design and safety, for example, brick pavers, raised crosswalks, crossing signage, flashing beacons, and/or pedestrian refuge islands.

H. TRANSPORTATION, ROADWAYS & TRAFFIC MANAGEMENT: POLICIES AND GOALS

H.5 *Road and Transportation Networks*

1. Provide an interconnected street and circulation system to support a mix of alternative modes of transportation
 2. Provide joint routes or alternative routes, as necessary to accommodate pedestrians, cyclists and motorists.
 3. Implement stub-out requirements for future streets and require easements to the Village for construction.
-

H.6 *Parking Lot Design*

1. Ensure adequate parking facilities that minimize spill-out traffic into surrounding streets
 2. Consider adequate parking facility regulations for different uses and character areas in the Village
 3. Regulate designs that produce slower driving speeds internally and prioritize pedestrian safety within and around lots
 4. Ensure adequate lighting throughout parking lots
-

H.7 *Traffic Congestion Management*

1. Improve traffic study requirements and regulations in Marvin's Land Use Ordinances
 2. Consider the impacts of density and population to ensure growth does not exceed infrastructure
 3. Assess existing and future traffic flow patterns when determining allowable turning movements and new intersection locations
-

H.8 *Comprehensive Transportation Plan (CTP)*

1. Support the recommended road improvements outlined within the CTP
 2. Encourage State Transportation bodies to accept recommendations in the CTP
 3. Consider updating traffic studies on local area Marvin roads where data may help with advocacy
 4. Pursue grants and funding from regional agencies to construct bicycle and pedestrian facilities
-

H.9 *Advocacy*

1. Advocate for increased state public transportation funding to ensure necessary infrastructure support
2. Prioritize safety improvements on major corridors and advocate for their implementation at local & state levels
3. Work with North Carolina Department of Transportation (NCDOT), Charlotte Regional Transportation Planning Organization (CRTPO) and its Technical Coordination Committee (TCC) to improve roads that connect Marvin to surrounding communities.
4. Support recommendations in the LARTP to improve safety conditions on state-maintained roads in Marvin
5. Utilize a regional approach to transportation planning and seek funding to support all transportation needs.

6.0 2050 Comprehensive Plan

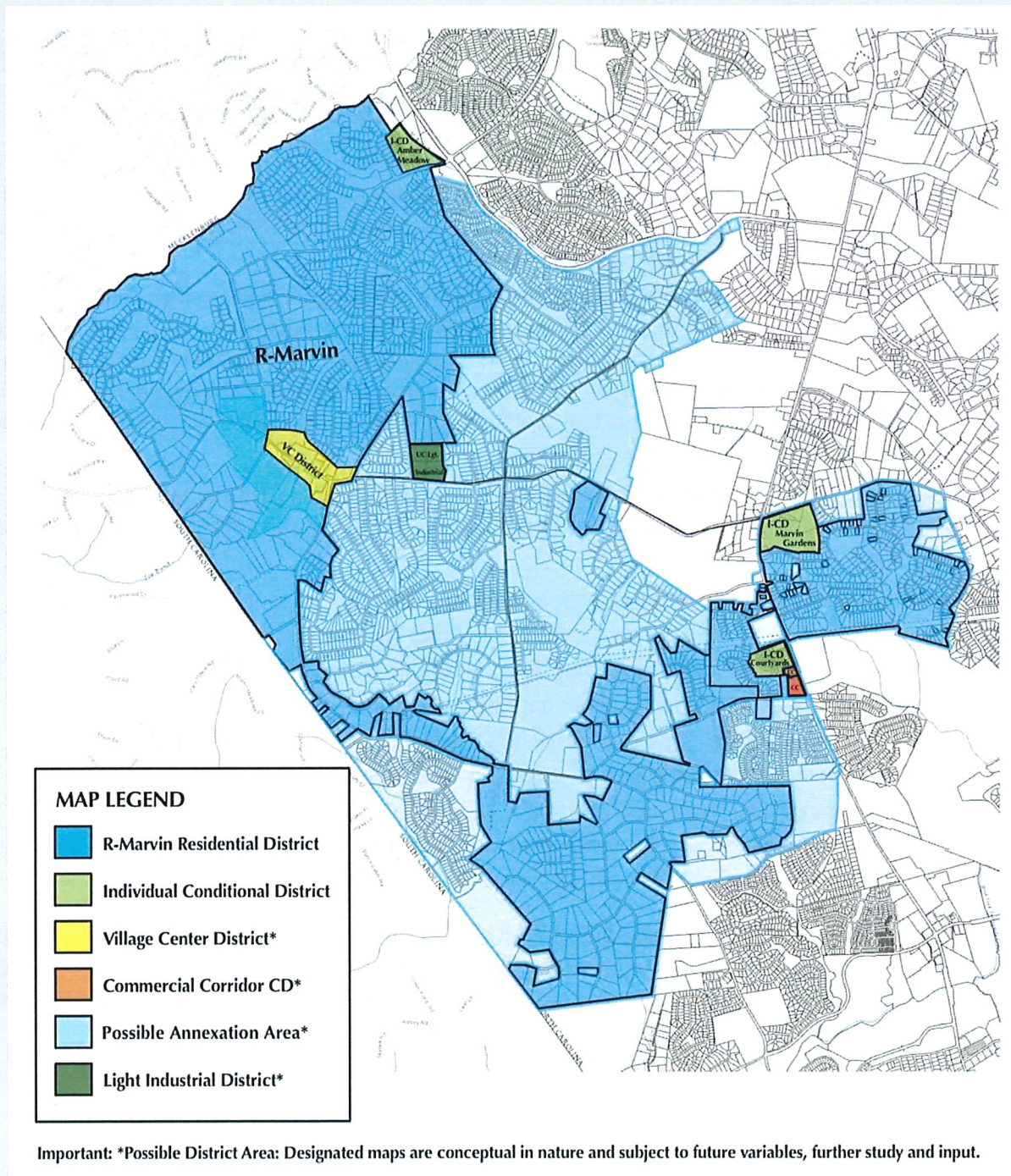


FIGURE 07: Future Land Use Map

7.0 PLAN SUMMARY



SUMMARY – *Update once completed*

Marvin took an important and proactive step by committing to the development of this Land Use Plan update. By taking the initiative to plan for growth and development, ensures Marvin will continue to thrive and be successful. The vision of a thriving Village is more likely to be realized with a plan that supports the principles and ideals of the citizens of the community itself. This plan sought to fulfil this objective.

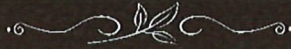
Contributions from the public, the Land Use Plan Advisory Committee, Village staff, and other stakeholders established the goals and objectives that provide the framework for this document. The contributions of all parties required them to learn more about their Village and contemplate its future. This required an analysis of existing data, a review of previous planning efforts, and the current state of our community to formulate policies and objectives for an emergent Land Use Plan emerged. This document is an important tool for guiding future development, creating complimentary land uses, and helping the Village of Marvin reach its potential.

Proper use of this Plan, as a decision-making tool, will help to create a Village with a distinct sense of place and its own individual identity. By implementing the vision, policies and goals objectives set forth in the Village of Marvin can accomplish the following:

1. Adhere to land use visions, objectives, codes, policies and procedures
2. Respect the Village's small-town values, rural heritage, history and identity
3. Continue to make Marvin's low-density neighborhoods a desirable place to live and raise a family
4. Balance growth with the preservation of Marvin's natural environments and rural qualities.
5. Respect the Village's historic center and its potential for a special place for community gathering
6. Provide attractive, safe and comfortable pedestrian travelways, streetscapes, greenways and trees
7. Work to improve commuter conditions and create local routes and enjoyable local destinations
8. Work to improve commuter conditions, local infrastructure and connectivity
9. Balance development with sustainable growth patterns and responsible public facility provisions

The future of Marvin is promising thanks to present-day efforts, which show foresight and great consideration. Though conditions change, and plans must adapt, Marvin's founding vision remains consistent. This plan is a recommitment to keeping the best qualities of Marvin flourishing, amid any plans to develop which might be expected in Marvin's future.

8.0 APPENDIX



LAND USE PLAN 2020



Village of Marvin

10.0 APPENDIX Definitions

Supplement: Process and Procedures for LUP Amendments

Supplement: LUP Survey: Survey Documents

11.0 RESOURCES & CREDITS

Land Use Plan Supplements



⑥ PROCESS & PROCEDURES FOR LAND USE PLAN AMENDMENTS

Overview and Procedures

(A.) Overview.

(1.) This section provides the means and processes by which a Land Use Plan may be established, amended, supplemented in the Village of Marvin.

(2.) The following provides an outline of the steps involved in a conventional district map amendment:

- (a) Initial Meetings with Council and Planning Board
- (b) PIM Meetings (Required for new plans or substantive amendments)
- (c) Staff Review and Reports
- (d) Planning Board Recommendation
- (e) Notice of Public Hearing
- (f) Public Hearing
- (g) Village Council Action

(B.) Purpose.

(1) Land Use Plan amendments are used to make necessary adjustments to the plan in response to changed conditions or changes in public policy. Amendments shall not be used to relieve hardships nor shall they be used to confer special privileges or rights on any person or party.

(C.) General Provisions.

(1) The Village Council or the Planning Board may initiate zoning map amendments. No fee shall be charged for zoning map amendments initiated by a governmental agency.

(D.) Process. A request to establish, amend or supplement a zoning map regulation shall proceed in the following manner:

(1) Initial Meetings. Staff should consult with Planning Board and Council to discuss proposed Land Use plans, amendment(s) and supplements to the extent necessary. Staff should also consult with the Planning Board and Council arrange dates, times and format for any public involvement meeting (PIM) which may be required. A public involvement meeting, should be arranged when a new plan or substantive amendment is proposed. A substantive amendment is an amendment which spans more than one page of text, proposes a new core policy, new land use, new development type, new district, new sub-planning area or new Character area or proposes a boundary change to any Land Use plan map. When a public involvement meeting is required the steps outlined in this section must be followed. The PIM procedures herein are minimum requirements.

Overview and Procedures

(2.) **Public Involvement Meetings.** Public Involvement Meetings are intended to facilitate community involvement in the planning process. The process includes reaching out to and engaging the public as well as inviting them to participate in information sharing forums. Once draft plans have been completed a public involvement meeting (PIM) shall be scheduled and held in accordance with the following procedures:

(a.) **PIM Location, Schedule and Agenda.**

1. The Village shall provide an agenda, schedule, location and list of participants, etc. to answer questions from citizens.
2. The PIM shall be a minimum of four hours. Two hours maybe scheduled on one date and another two-hour meeting may be scheduled on another date.

(b.) **Notice.** Notice of public involvement meetings shall, at a minimum, be given as follows:

1. A public notice shall be sent by the Village to a newspaper having general circulation in the Village not less than ten (10) days nor more than twenty-five (25) days prior to the date of the PIM. A notice should also be provided via any social medium used by Village Administrative Staff.
2. The notice shall be sent at least (10) days prior to the date of the PIM and must contain information about the time, location(s) of the PIM as well as a general description of the proposal or a link where one can access information about the proposal.
3. A PIM notification sign must be posted in a conspicuous place at Village Hall and on the Village Hall website, and distributed through the Village Hall public distribution list not less than ten (10) days prior to the PIM. The sign shall indicate date, time and location(s) of the PIM, provide links to pertinent documents and information about how draft amendments might be accessed.

(c.) **Public Involvement Meeting Report.**

1. Village staff shall keep notes of citizen comments received during the PIM. In addition, all service provider comments and shareholder comments shall be recorded by the Village.
2. A complete record of all contributions must be collected and retained by the Village Staff, including but not limited to, all maps, worksheets, publications, correspondence, reports and oral comments, and shall be made part of a report.
3. The PIM report must be available at Village Hall and at subsequent meetings concerning the Land Use Plan. A copy of the report and all exhibits and recordings must also be distributed to the Village Council and the Planning Board.

(3.) **Administrative Evaluation and Report.** The Zoning Administrator must prepare a report for the Village Council, which outlines staff findings and exhibits explaining, in detail, how the new plan, amendment(s) or supplement concur with, or diverge from, the current Land Use Plan. The report shall also include a statement of assurance the new plan, amendment(s) or supplements proposed are not being used to relieve hardship or confer special privileges or rights on any person or party. The report must also be provided to the Planning Board.

(4.) **Planning Board Review and Recommendation.**

- (a.) The Zoning Administrator shall distribute copies of the Staff Report and any applicable PIM report to the Planning Board a least fifteen (15) days prior to the Board's next regularly scheduled meeting.
- (b.) The Planning Board and or Council should arrange dates, times and format for public involvement meetings which the public to review and comment on the merits of any new plan or any substantive amendment to an existing land use plan.



- (c.) The Planning Board shall have sixty (60) days from the date on which it begins deliberating upon the substantive merits of the plan to submit a recommendation to the Council. The sixty (60) days may be extended by the Planning Board or the Village Council.
- (d.) The Planning Board may, at its discretion, elect to hold public hearings or PIM meetings regarding the amendments.
- (e.) The Planning Board shall consider the degree to which the plan, amendment or supplement concurs with or diverges from the Village Codes, the current Land Use Plan, North Carolina General Statutes, public input, public surveys and any other land use policy document adopted by the Village.
- (f.) Planning Board member participation shall be in accord with all Board Rules and Procedures, pursuant to relevant State General Statutes and Planning Board Powers and Duties, outlined in §151.200.
- (g.) The Planning Board may make one of the following recommendations to the Village Council:
1. Recommend adoption of the plan, amendment or supplement as proposed.
 2. Recommend adoption of the plan, amendment or supplement with modifications.
 3. Recommend denial of the plan, amendment or supplement.
- (h.) Upon making a recommendation, the Planning Board shall advise and comment on the degree to which the proposed plan, amendment or supplement concurs with, or diverges from, Village Codes, the current Land Use Plan, North Carolina General Statutes, public input, public surveys and any other land use policy document adopted by the Village.
- (i.) The Planning Board meeting minutes of the Planning Board shall record any motions and/or approved recommendations. The meeting minutes shall also record the Planning Board's reasons for providing their recommendation. Prior to the public hearing, the Village Staff shall provide the Planning Board meeting minutes to the Village Council for their review.
- (j.) Planning Board review shall be considered complete once action has been taken, or once the available time for action has expired.

Overview and Procedures

(5.) **Call for Public Hearing.** The Village Council shall call for a public hearing no later than the next regularly scheduled Village Council meeting, occurring at least five (5) days after Planning Board review is complete.

(6.) **Notice of Public Hearing.**

(a.) Once the Village Council has called for a public hearing, a notice shall be published in a newspaper having general circulation in the area once a week for two (2) successive weeks, the first notice to be published not less than (10) ten days nor more than twenty-five (25) days prior to the date established for the hearing.

(b.) A notice shall be placed on the Village bulletin board not less than ten (10) days, nor more than twenty-five (25) days, before the date established for the public hearing.

(c.) A notice shall be posted in a conspicuous place at Village Hall or on an adjacent street at least ten (10) days prior to the public hearing.

(d.) At least ten (10) days, but not more than twenty-five (25) days before the date established for the public hearing, a notice of the proposed amendments shall be available at Village Hall and on the Village website.

(e.) The Zoning Administrator or Clerk shall file an affidavit certifying that the public hearing and PIM requirements of this subsection have been met. Failure to post notices as provided in this section shall not invalidate any action taken regarding the plan, amendment or supplement. The Village itself is responsible for the fees required to cover costs incurred.

(f.) If any resident property owner in the Village submits a written statement regarding a proposed plan amendment, or supplement to the land use plan, the Village Clerk may, at least two (2) business days prior to the proposed vote on such change, distribute said statements to the Council and Planning Board.

(7) **Village Council Decision.**

(a.) Public Hearing Required. Prior to making a decision, the Village Council shall have held a public hearing in accord with this section.

(b.) Staff Report. The Zoning Administrator must prepare a report for the Village Council, which outlines staff findings and exhibits explaining, in detail, how the new plan, amendment(s) or supplement concur with, or diverges from, the current Land Use Plan. The report shall also include a statement of assurance that the new plan, amendment(s) or supplements proposed are not being used to relieve hardship or confer special privileges or rights on any person or party. The PIM report must also be provided to the Village Council.

(c.) Subsequent Public Hearings at Village Council Discretion. Once a public hearing has been held the Village Council may deliberate and render a decision regarding the proposal. The Village Council may also hold additional public hearings regarding the proposed plan, amendment(s) or supplements any time before the Council takes action.

PROCESS & PROCEDURES FOR LAND USE PLAN AMENDMENTS

Overview and Procedures

(d.) Modifications to Initial Proposal. Substantial modifications to a plan, amendment(s) or supplement must return to the Planning Board for review. The Planning Board shall review the modifications and may issue a new recommendation. Once Planning Board review is complete, a new public hearing will be held following duly required notification, pursuant to §151.250(D)(6).

(e.) Conflicts of Interest. A Village Council member shall not vote on any proposed land use plan, amendment(s) or supplements where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

(f.) Village Council Action. The Village Council shall have the authority to:

1. Approve the Land Use Plan, amendment(s) or supplement as submitted
2. Deny approval of the Land Use Plan, amendment(s) or supplement zoning map amendment
3. Approve the Land Use Plan, amendment(s) or supplement with modifications
4. Submit the Land Use Plan, amendment(s) or supplement to the Planning Board for further study

(g.) Land Use Plan Consistency. Prior to adopting or rejecting the zoning map amendment, the Village Council shall adopt a statement describing the degree to which the new plan, amendment(s) or supplement concur with, or diverges from, the current Land Use Plan and must record why the Village Council considers the action to be reasonable and in the public interest.

(8.) **Effect of Approval.**

(a.) The new Land Use, amendment(s) or supplements shall be effective upon the date of approval and any applicable maps shall be updated to reflect the change.

~ Appendix ~

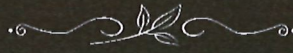
Land Use Plan Survey Documents



SURVEY DOCUMENTS

Term	Applicable Definition
Goal	A statement of government intent against which individual members and staff actions and decisions are evaluated.
Policy	A description of a desired state of affairs for the community; the broad public purposes toward which goals are directed.
Strategy	Individual tasks or accomplishments which, taken together, will enable the Village to achieve its Vision. Strategies recommend specific courses of action to implement the Plan.
Should	An officially adopted course or method of action intended to be followed to implement goals. Though not as mandatory as "shall," it is still an obligatory course of action unless clear reasons can be identified that an exception is warranted. Elected, appointed, and administrative officials are tasked with obligatory implementation in accord with this definition, at all levels of planning.
Encourage	Foster the desired goal through Village policies and actions, including financial support, if appropriate.
Maintain	Keep in good condition the desired state of affairs using Village policies and with elected and appointed officials and staff involvement, funding, and actions as appropriate.
Pedestrian-Scale	The use of architectural elements and development features, designed in proportion to the human-scale and oriented to engage pedestrian senses, promote their comfort and encourage their activity. Such elements are typically smaller in scale and proportionately scaled to the human body; rather than monumental or large scale, include surface texture and patterns, lighting, colors, materials, and architectural details that engage human senses and interest.
Promote	Advance the desired state using Village policies and follow through with the appropriate action
Provide	Take the lead role in supplying the appropriate support to achieve the desired goal. The Village is typically involved in all aspects from planning to implementation to maintenance. Actions may involve Village financial support, if appropriate.
Support	Adopt and pursue policies, goals and actions to coordinate activities and supply necessary resources, as appropriate, to achieve desired goal. Does not imply promises of financial support.
Work	Cooperate with, and act through staff, officials, consultants, and volunteers to meet require policies and produce desired goals.
Design Standards	Wherever the plan requires development in accord with design standards, the design standards, principles and manuals throughout this plan, and the appendix of this plan, shall apply.
Village Center Design & Development Guide	All design principles, policies, goals, images, or required manuals pertinent to the Village Center Character Area, in any relevant section of this plan, code or policy, including the Village Center PODD Manual located in the Appendix of this plan.
Sense of Community	
Viewshed Buffer	
Small-scale Business	<i>Add These and other works – check existing with planning standards.</i>
Neighborhood-scale Business	
Regional-scale Business	

9.0 RESOURCES & CREDITS



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www.census.gov/quickfacts/table/PST045215/3741720 Washington, DC: April 26, 2017 Access Date January 4, 2017

> *Fifty (50) Land Use Plans were reviewed and assessed. This list is available upon request. ****

Images

"Marvin" 34.9918° N, 80.8148° W. Google Earth. February 2017. Accessed Feb. 2017.

"Raleigh" 35.7796° N, 78.6382° W. Google Earth. February 2016. Accessed Feb. 2017.

"Oakwood" 35.7845° N, 78.6307° W. Google Earth. February 2016. Accessed Feb. 2017.

"Monroe" 34.9854° N, 80.5495° W. Google Earth. September 2016. Accessed Feb. 2017.

"Kleinburg" 43.8385° N, 79.6235° W. Google Earth. September 2014. Accessed Feb. 2017.

"Pinehurst" 35.1954° N, 79.4695° W. Google Earth. May 2014. Accessed Feb. 2017.



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planner/Zoning Administrator

SUBJECT: Discussion of Village Center Timeline and Next Steps

DATE: July 15, 2020

Background

To be concise, the establishment of the Village Center can be broken down into these four categories:

Land Use Plan, Future Land Use Map, and Public Input Meetings (PIMs):	August – October 2020
Village Center Design Document and PIMs:	October – December 2020
Zoning District Creation, Adoption, and Rezoning:	January – April 2021
Municipal Service District (MSD) Establishment and Public Hearings:	March – June 2021

After the four above items are completed, the property owners can start submitting site plans, and VOM can start procuring infrastructure through the MSD revenue.

The Next steps are to host public involvement meetings and then for Council to adopt the Land Use Plan and Future Land Use Map.

Public Meetings for the Land Use Plan will be discussed at this meeting. Tentatively, August 13th at 7pm and August 20th at 10:30am are being considered. Both PIMs will have safe in-person and virtual options to attend.

Recommendation: Discuss the timeline for the establishment of a Village Center District.